



Capital Facilities Element

Table of Contents

A. Capital Facilities Policies	CF - 3
1. Strategic Capital Investment	CF - 3
2. Facility Sitting	CF - 4
3. Relations With Other Public Entities Including the Seattle School District, the Port of Seattle, the Regional Transit Authority, Metropolitan King County, and the State of Washington	CF - 5
4. Regional Funding Policy	CF - 5
5. Sustainable Design and Construction	CF - 5
B. Inventory of Existing Public Capital Facilities	CF - 6
C. Forecast of Future Needs for Capital Facilities	CF - 6
D. Proposed New or Expanded Capital Facilities	CF - 7
E. Six-Year Finance Plan	CF - 8
F. Consistency and Coordination	CF - 8
G. Siting Process for Essential Public Facilities	CF - 9
H. Additional Resources	CF - 10





A. Capital Facilities Policies

This section does not apply to transportation or utilities capital facilities. Please see the Transportation or Utilities Elements of this Plan for policies related to those facilities.

Goals:

- CFG1** Provide capital facilities that will serve the most pressing needs of the greatest number of Seattle citizens, and that will enable the City to deliver services efficiently to its constituents.
- CFG2** Preserve the physical integrity of the City's valuable capital assets and gradually reduce the major maintenance backlog.
- CFG3** Make capital investments consistent with the vision of the Comprehensive Plan, including the urban village strategy.
- CFG4** Site and design capital facilities so that they will be considered assets to the communities in which they are located.
- CFG5** Provide capital facilities that will keep Seattle attractive to families with children.
- CFG6** Encourage grass-root involvement in identifying desired capital projects for individual neighborhoods.

CFG7 Encourage community input to the siting of public facilities.

CFG8 Incorporate sustainability principles and practices into the design and construction of City buildings and other types of capital facilities.

Policies:

Strategic Capital Investment

- CFI** Plan capital investments strategically, in part by striving to give priority to areas experiencing or expecting the highest levels of residential and employment growth when making discretionary investments for new facilities. The City will use fiscal notes and policy analysis to assist in making informed capital investment choices to achieve the City's long-term goals.
- CF2** Assess policy and fiscal implications of potential major new and expanded capital facilities, as part of the City's process for making capital investment choices. The assessment should apply standard criteria, including the consideration of issues such as a capital project's consistency with the Comprehensive Plan and neighborhood plans, and its effects on Seattle's quality of life, the environment, social equity, and economic opportunity.





- CF3** Emphasize the maintenance of existing facilities as a way to make efficient use of limited financial and physical resources.
- CF4** Use maintenance plans for capital facilities and a funding allocation plan for such maintenance, and revise these plans from time to time. In general, the City should not acquire or construct major new capital facilities unless the appropriation for the maintenance of existing facilities is consistent with the Strategic Capital Agenda.
- CF5** Provide fiscal impact analyses of major capital projects considered for funding. Such analyses should include, but not be limited to, one-time capital costs, life-cycle operating and maintenance costs, revenues from the project, and costs of not doing the project.
- CF6** Make major project specific capital decisions by the Mayor and the Council through the adoption of the City's operating and capital budgets, and the six-year Capital Improvement Program (CIP).
- CF7** The City will consider capital improvements identified in neighborhood plans, in light of other facility commitments and the availability of funding and will consider voter-approved funding sources.

- CF8** Explore tools that encourage sufficient capital facilities and amenities to meet baseline goals for neighborhoods and to address needs resulting from growth.

2. Facility Siting

- CF9** Encourage the location of new community-based capital facilities, such as schools, libraries, neighborhood service centers, parks and playgrounds, community centers, clinics and human services facilities, in urban village areas. The City will consider providing capital facilities or amenities in urban villages as an incentive to attract both public and private investments to an area.
- CF10** Seek to locate capital facilities where they are accessible to a majority of their expected users by walking, bicycling, car-pooling, and/or public transit.
- CF11** Consider the recommendations from neighborhood plans in siting new or expanded facilities. The needs of facility users will also be considered in making these decisions.
- CF12** Encourage quality development by requiring major City-funded capital improvement projects or projects proposed on City property located within the City of Seattle to be subject to a design review process of the Seattle Design Commission.





3. Relations With Other Public Entities Including the Seattle School District, the Port of Seattle, the Regional Transit Authority, Metropolitan King County, and the State of Washington

CF14 Work with other public and non-profit entities toward coordinated capital investment planning, including coordinated debt financing strategies, to achieve the goals of Seattle's Comprehensive Plan.

CF15 Work with other public and non-profit entities to include urban village location as a major criterion for selecting sites for new or expanded community-based facilities or public amenities.

CF16 Work with the School District to encourage siting, renovation, and expansion of school facilities in areas that are best equipped to accommodate growth.

CF17 Work with other public or non-profit agencies to identify and pursue new co-location and joint-use opportunities for the community's use of public facilities for programs, services, and community meetings.

4. Regional Funding Policy

CF18 The City will work with other jurisdictions in King, Snohomish, and Pierce Counties to explore regional funding strategies for capital facilities, particularly for those that serve or benefit citizens throughout the region.

5. Sustainable Design and Construction

CF19 Assess the sustainability of choices in developing capital projects, including finance, planning, design, construction, management, renovation, maintenance and decommissioning.

CF20 Consider environmental health in capital facilities development, including efficient use of energy, water, and materials; waste reduction; protection of environmental quality; and ecologically sensitive site selection and development.

CF21 Consider social and health in capital facilities development, including protection of worker health, improved indoor environmental quality, and access to alternative transportation modes (e.g., public transit, bicycling, walking, etc.) and social services.





CF22 Consider economic health in capital facilities development, including purchase of products and services from locally owned businesses and support for local manufacture of sustainable products.

CF23 Consider life-cycle cost analysis as a method to better understand the relative costs and benefits of City buildings and capital facilities.

CF24 Encourage the public and private-sector use of third-party sustainable building rating and certification systems, such as the Master Builder Association's BuiltGreen system and the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) system.

B. Inventory of Existing Public Capital Facilities

The inventory of public capital facilities is contained in Appendix A to this element of the Plan, and for utilities (including water and drainage and wastewater) and transportation, in the appendices to those elements of the Plan. This inventory is provided both at a citywide level and for each of the Urban Centers.

C. Forecast of Future Needs for Capital Facilities

This section does not apply to transportation capital facilities; please see that element of the Plan for pertinent discussion.

Seattle is a highly urbanized area with a fully developed citywide network of the types of capital facilities necessary to accommodate growth. New households that are projected to locate in Seattle could occupy existing dwellings or new buildings. New buildings can be constructed in Seattle, and be served by the existing network of streets, water and sewer lines, drainage facilities and electrical grid. In addition, new residents can be served by existing and funded police, fire and school facilities. Forecasted future needs for police and fire protection and schools both for the six and twenty-year timeframes are listed in Appendix A to this element of the Plan. Forecasted future needs for water, drainage and wastewater, City Light and solid waste facilities are discussed in Appendix A of the Utilities Element. The capital programs to meet these forecasted six-year needs are included in the City's most recently adopted *Capital Improvement Program (CIP)*.





The City currently provides a good citywide system of libraries, parks and recreation facilities which are available and accessible for use by all the City's residents. An inventory of these facilities is also contained in Appendix B to this element. While additions to these facilities would enhance the City's quality of life, such additions are not necessary to accommodate new households.

The City also provides other facilities, such as general government buildings, Seattle Center and Public Health facilities that are of a citywide or regional benefit. While upgrading or replacement of some of these facilities may be funded over the next six years, such improvements are not necessitated by projected growth.

Source materials for the capital facilities and utilities analysis may be found in documents from the Fire, Police, Seattle City Light, Seattle Public Utilities, Seattle Transportation, Executive Services and Parks and Recreation Departments and the Seattle School District. Facility inventories and capital facility needs for each urban village are shown in the Capital Facilities Appendix.

D. Proposed New or Expanded Capital Facilities

Projects or programs identifying the proposed locations and capacities of the new or expanded capital facilities the City contemplates funding in the next six years, are listed in the "New or Expanded Capital Facilities" appendix of the City's most recently adopted CIP. Project descriptions and a six-year financing plan for each project or program are in the departmental sections in the body of the CIP. These projects are incorporated herein. Consistent with the overall plan, emergencies, other unanticipated events or opportunities, and voter approvals of ballot measures, may result in some departure from the adopted CIP. Other potential capital improvements that the City may fund over the next six years are found in Appendix D to this element. Additional information for transportation facilities is found in that element.





E. Six-Year Finance Plan

Projects or programs, with descriptions of the proposed locations and capacities of the new or expanded capital facilities the City contemplates funding in the next six years, are listed in the “New or Expanded Capital Facilities” appendix of the most recently adopted CIP. These projects and programs are incorporated herein, along with the six-year financing plan for each of them found in the departmental sections of the CIP. These allocations may change over time. Emergencies and unanticipated circumstances may result in allocating resources to projects not listed. This six-year finance plan shows full funding for all improvements to existing facilities and for new or expanded facilities the City expects to need to serve the projected population through the six-year period covered by the CIP.

Additionally, the CIP contains funding for major maintenance and for other improvements that will both maintain and enhance the City's existing facilities. Additional information for transportation finance is found in the Transportation element of this Plan.

F. Consistency and Coordination

As part of the City's CIP process, the City considers whether probable funding will be sufficient to meet the currently identified needs for new or expanded city capital facilities to accommodate planned growth. Should anticipated funding not materialize, or should new needs be identified for which no funding is determined to be probable, the City will reassess the land use element of this Plan to ensure that it is coordinated, and consistent, with this element, and in particular with the six-year finance plan. A review for coordination and consistency between this Element and the Land Use Element will be part of the City's annual budget review and Comprehensive Plan amendment processes.





G. Siting Process for Essential Public Facilities

The Growth Management Act provides that no comprehensive plan or development regulation may preclude the siting of an essential public facility. Accordingly this Plan and the City's Land Use Code permit the establishment of public uses, consistent with applicable development regulations.

The City will approve a specific list of essential public facilities by type, and facilities on the list will thereafter be subject to the siting process referred to in paragraph three below. (The City's list is currently located in the Land Use Code.) In developing the list the City will consider: state and county lists of essential public facilities; and the extent to which the facility type has historically been difficult to site in the City of Seattle, based upon such factors as the availability of land, access to transportation, compatibility with neighboring uses, and impact upon the physical environment.

The City's siting process for essential public facilities on the City's specific list should contain the following components:

- a. Interjurisdictional analysis: A review to determine the extent to which an interjurisdictional approach may be appropriate, including a consideration of possible alternative sites for the facility in other jurisdictions and an analysis of the extent to which the proposed facility is of a county-wide, regional or state-wide nature, and whether uniformity among jurisdictions should be considered.
- b. Financial Analysis: A review to determine if the financial impact upon the City of Seattle can be reduced or avoided by intergovernmental agreement.
- c. Special Purpose Districts: When the public facility is being proposed by a special purpose district, the City should consider the facility in the context of the district's overall plan and the extent to which the plan and facility are consistent with this Comprehensive Plan.
- d. Measures to Facilitate Siting: The factors that make a particular facility difficult to site (e.g., see paragraph 2 above) should be considered when a facility is proposed, and measures should be taken to facilitate siting of the facility in light of those factors.





H. Additional Resources

Seattle Parks and Recreation Plan 2000

2001-2004 Consolidated Plan for Housing and
Community Development

Libraries for All Capital Projects

Seattle Public Schools, Facilities Master Plan,

Seattle Center 2000 Plan

Master Plan for Seattle-King Co. Public Health
Facilities

